144.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,800 / 678,800
					USE VALUE:	678,800 / 678,800
					ASSESSED:	678,800 / 678,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOXHALLARI BLEDAR & HOXHALLARI
Owner 2:	
Owner 3:	
Street 1:	142 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOXHALLARI OLIANA -
Owner 2:	-
Street 1:	142 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,549 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1375 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4549.000	228,500	5,100	445,200	678,800
Total Card	0.104	228,500	5,100	445,200	678,800
Total Parcel	0.104	228,500	5,100	445,200	678,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.67 | /Parcel: 493.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93856
GIS Ref:
GIS Ref:
Insp Date: 12/16/17

!11214!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,500	5100	4,549.	445,200	678,800	678,800	Year End Roll	12/18/2019
2019	101	FV	190,200	5100	4,549.	417,400	612,700	612,700	Year End Roll	1/3/2019
2018	101	FV	190,000	5100	4,549.	345,000	540,100	540,100	Year End Roll	12/20/2017
2017	101	FV	190,000	5100	4,549.	317,200	512,300	512,300	Year End Roll	1/3/2017
2016	101	FV	190,000	5100	4,549.	289,400	484,500	484,500	Year End	1/4/2016
2015	101	FV	185,300	5100	4,549.	283,800	474,200	474,200	Year End Roll	12/11/2014
2014	101	FV	185,300	5100	4,549.	263,800	454,200	454,200	Year End Roll	12/16/2013
2013	101	FV	185,300	5100	4,549.	251,000	441,400	441,400		12/13/2012

PRINT

Date	Time
12/11/20	01:24:32

LAST REV

Date	Time
07/06/18	08:00:49

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11214

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOXHALLARI OLIA	70474-400		1/5/2018	Convenience	99	No	No		
YOUNG MARY N,	70474-377		1/5/2018		665,000	No	No		
	20168-237		10/1/1989		217,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2018	861	Wood Dec	5,000	C				add deck
4/11/2018	405	Redo Bat	10,000	C				
4/9/2018	393	Redo Kit	15,000	C				
4/4/2018	360	Redo Kit	1,200	C				
2/21/2018	183	Add Att	6,000	C				
2/8/2018	145	Heat App	14,000	C				
2/6/2018	133	New Wind	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2018	Mail Update	EMK	Ellen K
12/16/2017	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	189	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4549		Sq. Ft.	Site		0	80.	1.22	9									445,176						445,200	

Total AC/HA: 0.10443 | Total SF/SM: 4549 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 445,176 | Spl Credit | Total: 445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331113
Depreciation:	102645
Depreciated Total:	228468

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

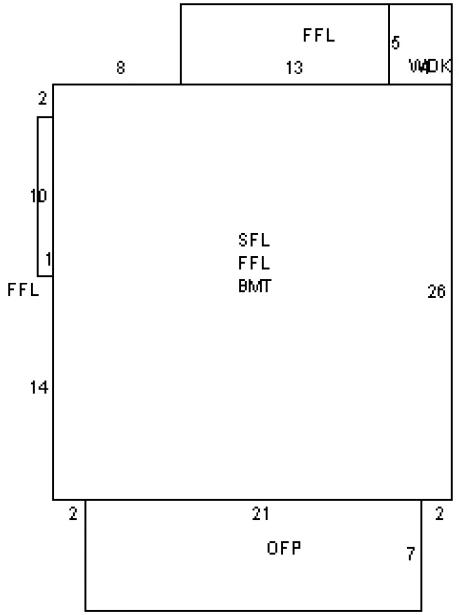
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	104.24
Final Total:	228500	Val/Su SzAd	166.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	725	167.050	121,108
BMT	Basement	650	50.110	32,574
SFL	Second Floor	650	167.050	108,580
OFP	Open Porch	147	27.440	4,034
WDK	Deck	20	15.840	317

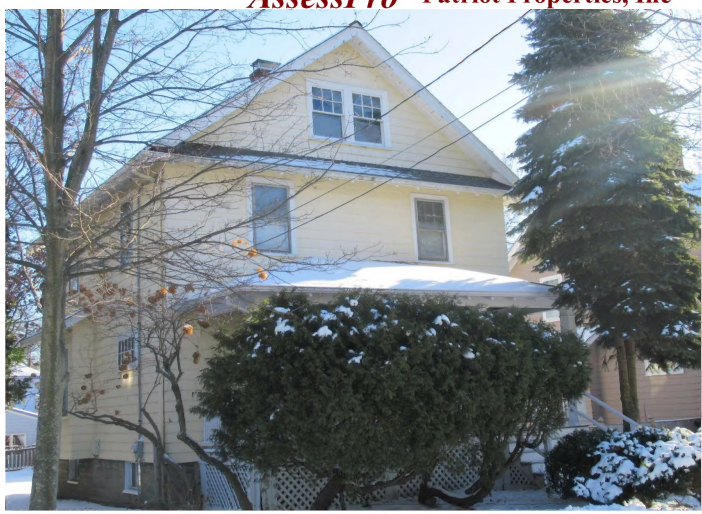
Net Sketched Area:	2,192			Total:	266,613
Size Ad	1375	Gross Are	2192	FinArea	1375

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100